



# PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

July 21, 2005

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Hart, Hopkins, Lawrence, Murphy, Wilson

ABSENT: Commissioners Koch, Lusk

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

On behalf of Commissioner Lusk, Commissioner Alcorn MOVED THAT THE DECISION ONLY ON SE 2004-LE-033, FRANCONIA LODGE #646, LOYAL ORDER OF THE MOOSE, INCORPORATED, BE FURTHER DEFERRED TO A DATE CERTAIN OF SEPTEMBER 15, 2005.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

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On behalf of Commissioner Lusk, Commissioner Alcorn MOVED THAT THE PUBLIC HEARING ON RZ 2004-LE-021 AND FDP 2004-LE-021, LANDMARK PROPERTY DEVELOPMENT, LLC, BE DEFERRED TO A DATE CERTAIN OF JULY 28, 2005.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

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On behalf of Commissioner Lusk, Commissioner Alcorn MOVED THAT THE PUBLIC HEARING ON SEA 01-L-024, KINGSTOWNE TOWNE CENTER, LP, BE DEFERRED TO A DATE CERTAIN OF JULY 28, 2005.

Commissioners Byers and Wilson seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

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On behalf of Commissioner Lusk, Commissioner Alcorn announced that the Housing Committee would meet with the Redevelopment and Housing Authority at 7:30 p.m. on Wednesday, July 27, 2005, in the Board Conference Room.

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Commissioner de la Fe MOVED THAT THE PUBLIC HEARING ON SE 2005-HM-010, WALKER FLP LIMITED PARTNERSHIP, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 5, 2005.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

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Commissioner Hopkins noted that copies of Site Plan #3785-SP-001-1 for the Chesterbrook Affordable Assisted Living Facility had been distributed tonight. She said when the Board of Supervisors approved SE 2003-DR-022 on April 26, 2004, a condition had been included to submit the plan back to the Planning Commission for review and comment prior to approval. She announced that she would make a recommendation to the Department of Public Works and Environmental Services next week

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Chairman Murphy noted that next Wednesday and Thursday the Planning Commission would hold its last meetings before the August recess. He said the Commission would resume meeting on Wednesday, September 14, 2005.

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PCA 2005-MV-018 - COMMERCE BANK, NA (Decisions Only)

SE 2005-MV-012 - COMMERCE BANK, NA

(Public Hearing held on July 14, 2005)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2005-MV-018, SUBJECT TO THE PROFFERS DATED JULY 21, 2005.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Koch and Lusk absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2005-MV-012, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 21, 2005.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Koch and Lusk absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY FOR SE 2005-MV-012.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Koch and Lusk absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE R-4 AND C-8 PORTIONS OF THE SITE FOR PCA 2005-MV-018.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Koch and Lusk absent from the meeting.

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FS-S05-13 - FAIRFAX COUNTY DIVISION OF SOLID WASTE DISPOSAL AND RESOURCE RECOVERY, 4618 West Ox Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S05-13.

Commissioners Alcorn and Byers seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

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ZONING ORDINANCE AMENDMENT (REGIONAL RAIL TRANSIT FACILITIES)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED AMENDMENT TO THE ZONING ORDINANCE RELATED TO REGIONAL RAIL TRANSIT FACILITIES AS SET FORTH IN THE ATTACHMENT TO THE MEMORANDUM TO THE PLANNING COMMISSION FROM LORRIE KIRST, DEPUTY ZONING ADMINISTRATOR, AS REVISED AND DISTRIBUTED TO THE COMMISSION ON JULY 21, 2005.

Commissioners Byers and Hart seconded the motion which carried unanimously with Commissioners Koch and Lusk absent from the meeting.

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RZ 2004-SP-002 - SAM H. CHUNG AND SONG H. CHUNG

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON RZ 2004-SP-002 TO A DATE CERTAIN OF JULY 27, 2005 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hall and Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Koch and Lusk absent from the meeting.

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SEA 96-B-010 - TRINITY CHRISTIAN SCHOOL

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 96-B-010, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 7, 2005.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Koch and Lusk absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRMATION OF A WAIVER OF THE BARRIER REQUIREMENTS ALONG SOME OF THE PROPERTY LINES.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Koch and Lusk absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRMATION OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THE EXISTING VEGETATION.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Koch and Lusk absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO WAIVE THE REQUIREMENT FOR INTERPARCEL ACCESS TO FOREST DRIVE TO THE NORTH AND THAT ACCESS TO THE SITE BE PROVIDED SOLELY FROM BRADDOCK ROAD.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Koch and Lusk absent from the meeting.

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The meeting was adjourned at 10:45 p.m.  
Peter F. Murphy, Jr., Chairman